



THE CITY OF
KERRVILLE, TEXAS

PROJECT DESCRIPTION

LOUISE HAYS and LEHMANN & MONROE PARKS REDEVELOPMENT

The ***Louise Hays and Lehmann & Monroe Parks Redevelopment*** project entails the redefining of the site to serve Kerrville as a regional destination for locals and visitors, not merely local park space. The scope of work includes the introduction of new elements that will attract park patrons to day-use areas, scheduled activities, and tie directly into, and complement, the *Kerrville River Trail* project which will weave through the park.

Nature and Scope

As with the *River Trail* or any other park related enhancement, the goal of this project is to improve the quality-of-life for all local residents and visitors to Kerrville. This park complex offers something strategically different from all other parks in the region - 1) it is easily accessible from state highways and city streets, 2) is a large 91 acre tract with river frontage the entire length of the site, 3) has access to a navigable river, 4) is adjacent to the central business district, 5) has built-in shade (from the highway bridge), 6) will be in the linear middle of the *Kerrville River Trail*, 7) has significant open space to host large events, and 8) has few park improvements or surrounding land use that will restrict renovation or expanded park uses. With the renovation scope as identified under the **Proposed Improvements and Cost Projection** section below, the site will be the activity center along the river corridor. Existing and new events will be able to maximize space, facilities, access to the *River Trail*, and parking (in the park areas and the near-by downtown parking garage and shopping centers).

Site and Existing Improvements

The contiguous Louise Hays and Lehmann & Monroe Parks are located on the banks of the Guadalupe River and have played important roles in the history of Kerrville. Prior to becoming public space, the property, like most sites near downtown along the river, was used as a source for lumber and shingles which were then milled nearby.

The 64 acre Louise Hays Park tract was donated to the City of Kerrville in 1950 with the stipulation that the City accelerate the park's improvements, which it did. Over 500 volunteers worked over a one day period in April 1950 to install many park improvements. The site serves the community as a location for river access to swim, boat, and fish, has a group pavilion which is frequently rented for large gatherings, picnic areas, and a small stage platform and expansive open space which is used for concerts and special events in the park.

Lehmann & Monroe Park, totaling 27 acres, was donated to the City in 1991 and improvements to the park were completed in 2008, consisting of playground, pavilions, trail, and sand volleyball area. Most of the improvements in these parks have been planned and installed over the years by in-house crews or volunteers.



The site boundary consists of Thompson Dr. on the south and the river on the north. The elevated Hwy 16 (Sidney Baker St.) bridge bisects the parks. Adjacent land use around the property consists of commercial development to the south, multi-family and single family residential to the east, and commercial and institutional use across the river to the north into the central business district.

One important factor in redevelopment of this site is the fact that it lies mostly within the Guadalupe River floodplain and floodway. This requires careful planning to avoid the placement of improvements in harm's way and proper design to ensure resilient materials and facilities. All structures and improvements that can impede floodwaters must be avoided in these flood zones.



Rain event in 2010

Proposed Improvements and Cost Projections

The redevelopment of the site is included in the City of Kerrville *Parks, Recreation, and Open Space Master Plan*. Additionally, the *Louise Hays and Lehmann & Monroe Parks Master Plan* was completed after extensive public input and adopted by the City in 2009, with the following scope of work.

Park enhancements will include renovation of the large pavilion and BBQ facility, a new amphitheater/stage for large events, sprayground with parking, trailheads to the *River Trail*, improved existing parking and park roads, improved river access for boating, swimming, and fishing, additional playground and picnic areas, restroom, and utility improvements. In addition to increase daily use, these improvements will allow the City to regularly schedule large special events and performances during the year and to expand concessions in the park.



The redevelopment of the park will coincide and be designed/constructed with ***River Trail - Package B***, which will extend from Tranquility Island to the 'G' St. bridge. However, ***River Trail - Package B*** through the park is to be funded separately from this Louise Hays and Lehmann & Monroe Parks Redevelopment request.



Louise Hays and Lehmann & Monroe Parks Master Plan

Cost Projections

Item	Description	Cost Projection
1	Park amenities, amphitheater/stage, sprayground/playground, picnic areas, group pavilion upgrades, improved river access, restrooms)	\$1,250,000
2	Site work, utilities, road and parking construction, irrigation, lighting, landscaping	\$350,000
3	Construction contingency (10%)	\$160,000
4	Design/engineering services, survey, inspection	\$240,000
	<i>Total Project Cost</i>	<i>\$2,000,000</i>
	(Note: The <i>River Trail</i> segment through the park is separately funded)	

Implementation

The projected schedule to complete design and construction for the project is directly tied to two other capital improvement projects. First, the Jefferson Wastewater Project and 16" Water Transmission Line will need to be completed, which extend through the parks. These utilities are projected to be completed in the first half of 2013. The ***River Trail – Package B*** project, which extends through the parks from the west end of Louise Hays Park to 'G' St. will be included in the same design and construction project as the Louise Hays and Lehmann & Monroe Parks improvements for integration and efficiency purposes. Design is schedule to begin on the parks project in mid 2012 with construction start in mid 2013.

The **Louise Hays and Lehmann & Monroe Parks Redevelopment** project will establish this public space as the region's primary public park space. It will be designed as an activity center for day-use and have regularly scheduled special events that both local residents and visitors will frequent. The river will become more accessible and will have more opportunities to engage the water, through concessions and improved entry points. Park facilities will be designed and programmed to be multi-functional to maximize efficiency and to be sustainable in order to endure the natural impacts to the park over the long term. The parks' location in the center of the *River Trail*, and near downtown and the Library, will create new opportunities for events that can extend into all of the surrounding sites.